| 063.0 | 0004 | 0003.A | 1 of 1 | Commercial | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 2,685,800 / 2,685,800 |
| | | | | | USE VALUE: 2,685,800 / 2,685,800 |
| | | | | | ASSESSED: 2,685,800 / 2,685,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 112 | | MYSTIC ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TOWN OF ARLINGTON |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 730 MASS AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 44,516 Sq. Ft. of land mainly classified as Improved-Mun with a Govt. Bldg. Building built about 1983, having primarily Brick Exterior and 20780 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 17 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R7 | APTS MED | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 935 | 44516.000 | 1,127,700 | | 1,558,100 | 2,685,800 |
| Total Card | 1.022 | 1,127,700 | | 1,558,100 | 2,685,800 |
| Total Parcel | 1.022 | 1,127,700 | | 1,558,100 | 2,685,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 129.25 | /Parcel: 129.2

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 40823
GIS Ref:
GIS Ref:
Insp Date: 05/15/00

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 063.0-0004-0003.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 935 | FV | 1,125,700 | 0 | 44,516. | 1,558,100 | 2,683,800 | 2,683,800 | Year End Roll | 12/18/2019 |
| 2019 | 935 | FV | 1,095,500 | 0 | 44,516. | 1,558,100 | 2,653,600 | 2,653,600 | Year End Roll | 1/3/2019 |
| 2018 | 935 | FV | 1,095,500 | 0 | 44,516. | 1,335,500 | 2,431,000 | 2,431,000 | Year End Roll | 12/20/2017 |
| 2017 | 935 | FV | 1,095,500 | 0 | 44,516. | 1,246,400 | 2,341,900 | 2,341,900 | Year End Roll | 1/3/2017 |
| 2016 | 903 | FV | 1,095,500 | 0 | 44,516. | 1,068,400 | 2,163,900 | 2,163,900 | Year End | 1/4/2016 |
| 2015 | 903 | FV | 1,130,900 | 0 | 44,516. | 957,100 | 2,088,000 | 2,088,000 | Year End Roll | 12/11/2014 |
| 2014 | 903 | FV | 1,130,900 | 0 | 44,516. | 885,900 | 2,016,800 | 2,016,800 | Year End Roll | 12/16/2013 |
| 2013 | 903 | FV | 1,130,900 | 0 | 44,516. | 844,700 | 1,975,600 | 1,975,600 | | 12/13/2012 |

!5502!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:23:10 |

## LAST REV

| Date | Time |
|---|---|
| 09/02/16 | 09:07:12 |
| ekelly | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 40823 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5502

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 14047-99 | | 8/28/1980 | | 94,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/30/2015 | 1447 | Heat App | 765,000 | | 9/30/2015 | | | heat pumps duct wo |
| 7/1/2015 | 837 | Alterati | 2,116,300 | | 7/1/2015 | | | Remodel Police and |
| 6/26/2012 | 797 | Siding | 2,108,000 | | | | | & CURTAINWALL / NE |
| 3/16/2011 | 157 | Manual | 55,000 | | | | | |
| 6/29/2010 | 766 | Manual | 1,200,000 | | | | | RECEMENT & WATERPR |
| 2/27/2006 | 127 | Manual | | | | | | 2x10 granite sign |
| 4/6/2005 | 223 | Demoliti | | | | | | |
| 2/23/2005 | 298 | Renovate | | | | | | renovate 911 room |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/16/2012 | Info Fm Prmt | BR | B Rossignol |
| 5/15/2000 | Meas/Inspect | 264 | PATRIOT |
| 7/1/1983 | | SL | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 935 | Improved-Mun | | 44516 | | Sq. Ft. | Site | | 0 | 70. | 0.50 | 4 | | | | | | | | | 1,558,060 | | | | | | 1,558,100 | |

Total AC/HA: 1.02195 | Total SF/SM: 44516 | Parcel LUC: 935 | Improved-Mun | Prime NB Desc: ARLINGTON | Total: 1,558,060 | Spl Credit | Total: 1,558,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 50 - Govt. Bldg. | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 6 - Slab | | |
| Frame: | 2 - Steel | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - Flat | | |
| Roof Cover: | 4 - Tar & Gravel | | |
| Color: | BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1983 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 14 | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 14 - Asphalt Tile | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | 0 |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | | Rating: | |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 17 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 28. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 28.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 80.00 |
| Size Adj.: | 0.88157272 |
| Const Adj.: | 1.04968715 |
| Adj $ / SQ: | 74.030 |
| Other Features: | 75546 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1583903 |
| Depreciation: | 456164 |
| Depreciated Total: | 1127739 |

## COMMENTS

POLICE STATION, OF=URINALS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 0 | BRs: | 0 | Baths: | | HB | 17 |
|---|---|---|---|---|---|---|---|---|

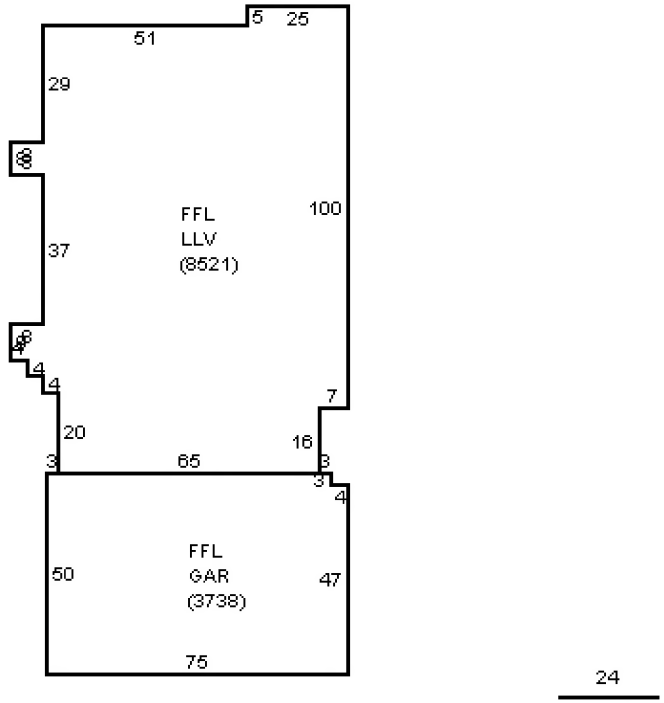
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| Totals | | | |
| 0 | | | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 12,259 | 74.030 | 907,534 |
| LLV | Lower Level | 8,521 | 63.300 | 539,343 |
| GAR | Garage | 3,738 | 16.450 | 61,480 |

| Net Sketched Area: | 24,518 | Total: | 1,508,356 |
|---|---|---|---|
| Size Ad | 12259 | Gross Are | 24518 | FinArea | 20780 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 100 | A | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | 1.00 | Before Depr: | 74.03 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 45.99 |
| Final Total: | 1127700 | Val/Su SzAd | 91.99 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

063.0-0004-0003.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|